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# HOWARD PARK



172 Albert Street, Preston



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## Location

172 ALBERT STREET, PRESTON, DAREBIN CITY

## Municipality

DAREBIN CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO198

## Heritage Listing

Darebin City

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## Statement of Significance

Last updated on - July 14, 2008

### *What is significant?*

The house at 172 Albert Street, Preston, constructed c.1890 for Thomas Bransgrove, is significant. It is a substantial late Victorian brick house with a hipped and gabled roof clad in slate tiles and with terracotta ridge cappings and finials. Towards the ridge of the roof of the main part of the house are four brick chimneys, which have bands of horizontal and vertical detailing. What was formerly its side entrance (The primary facade faces south) is now the house's main entrance and to the north of the house is a brick wing with a hipped roof clad in slate tiles, which may have been originally the rear kitchen wing of the dwelling. This wing has a brick chimney

that is similar to those on the main part of the house. A skillion addition extends along part of the east elevation of the house. The south verandah has been removed, however its base is still extant. The verandah on the west elevation is intact. It has cast iron lace on its frieze and cast iron brackets at its posts and the floor is clad in tessellated tiles. The windows of the house are timber frame double-hung sashes, which are fitted in semi-circular arched window openings. A rendered moulding extends across the upper portion of the walls at the springing line of the arches of the windows. There is also a rendered frieze with decorative mouldings below the eaves of the house. The walls of the house sit upon a bluestone plinth. The sills of the windows are bluestone, but are now painted.

Non-original alterations and additions to the house and the post-war buildings on the site are not significant.

*How is it significant?*

The house at 172 Albert Street, Preston is of local historic and architectural significance to Darebin City.

*Why is it significant?*

Historically, the house at 172 Albert Street, Preston is significant as a representative example of the substantial farmhouses built in Darebin at the end of the nineteenth century. It is significant for its strong associations with the Bransgrove family. The significance of the place is enhanced by its rarity value as one of the few farm houses to remain in this part of Darebin (AHC criteria A.4, B.2, D.2, H.1)

It is architecturally and aesthetically significant as a good example of a substantial Victorian Italianate villa, with features that are characteristic of this style and period. The house is notable for the fine level of detailing, which sets it apart from other examples in Darebin. (AHC criterion D.2, F.1)

Heritage Study/Consultant	Darebin - Darebin Heritage Study, Context P/L, 2011;
Construction dates	1890,
Architect/Designer	Mackay, FS,
Heritage Act Categories	Registered place,
Other Names	Bransgroves,
Hermes Number	27059
Property Number	

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## Physical Description 1

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Much of the house is concealed from view from Albert Street by plantings, some of which may be original or of early origin. A block of units that has been built in what was formerly the front garden have compromised the house's setting.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*